

020 8864 5678

[www.phillipsco.co.uk](http://www.phillipsco.co.uk)

1279 Greenford Road  
Greenford, UB6 0HY

## WHITTON DRIVE GREENFORD UB6 0QY £650,000 Freehold



### EXCELLENT VERY WELL CARED FOR THREE BEDROOM SEMI-DETACHED HOUSE

Constructed during the 1930s the property is located in an excellent residential position a few hundred yards from Horsenden Hill Open Space. Sudbury Town Piccadilly Line (zone 4) station is within 1/4 mile together with H17, 487 & 92 bus routes.

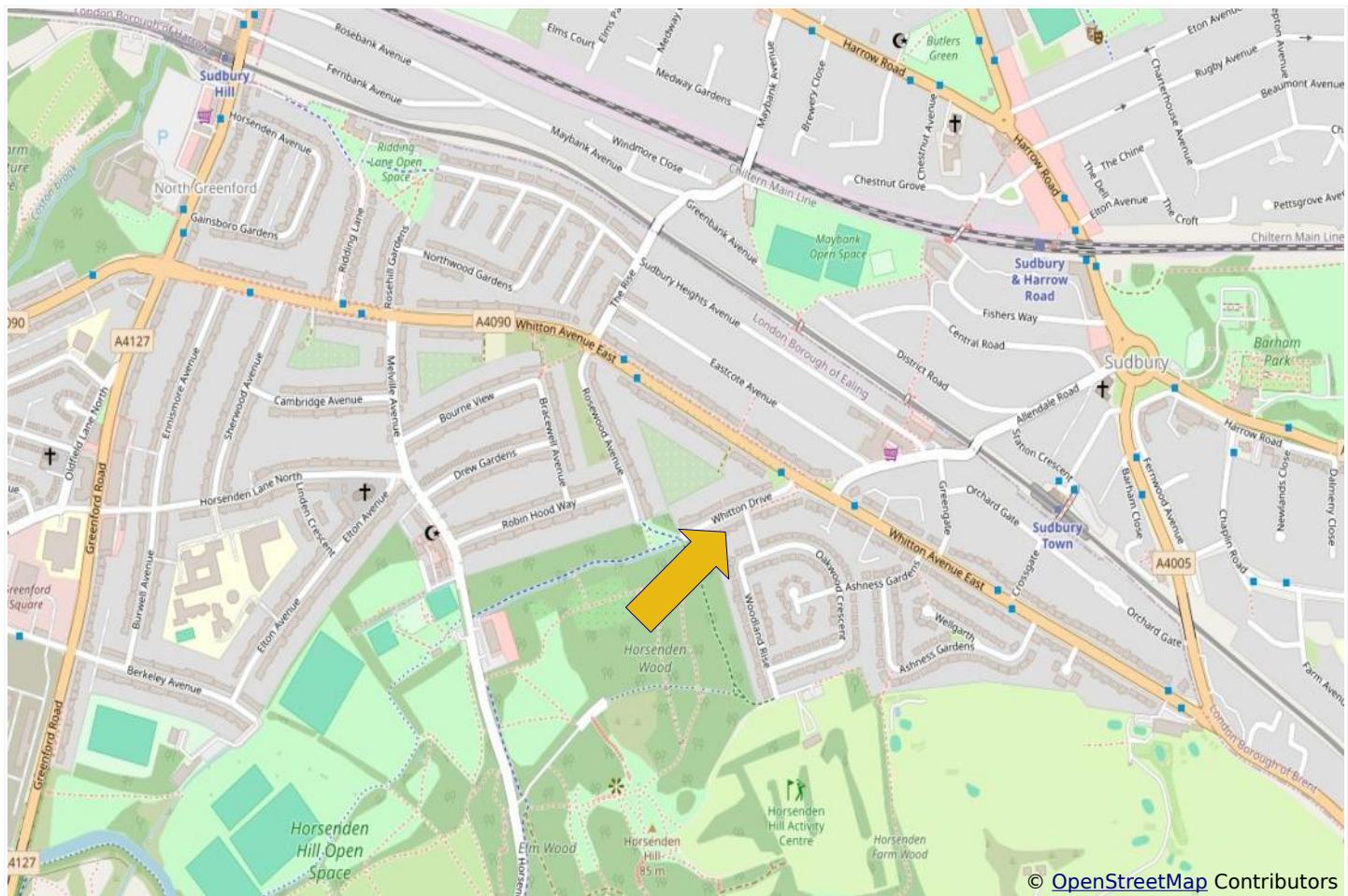
**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* TWO RECEPTION ROOMS \***

**\* RE-FITTED SHOWER ROOM/WC \***

**\* SOUTH FACING REAR GARDEN \***

**\* GARAGE VIA OWN DRIVE \***





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-81) B                                   |                         |           |
| (69-80) C                                   |                         | 78        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 60                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |

**COUNCIL TAX BAND E**

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

**VIEWING by appointment via PHILLIPS & CO: 020 8864 5678**

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